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PRELIMINARY SPECIFICATIONS

ONE CENTER PLAZA  
GOVERNMENT CENTER  
BOSTON, MASSACHUSETTS



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PART I - SITE PREPARATION AND TEMPORARY WORK

The work under this heading consists of the following:

1. The site and site utilities shall be prepared by the Redevelopment Authority in accordance with the Land Disposition Agreement.
2. The Boston Redevelopment Authority shall make all arrangements with Utility Companies and Municipal Authorities for disconnection and termination of utility services and distribution facilities (if and as required).
3. The Boston Redevelopment Authority shall be responsible for the removal and storage, relocation and/or construction and maintenance of temporary protection relative to existing street lights, traffic signals and control boxes, and other existing installation of city-owned or public utility-owned property in the way of construction on the site or in the streets adjacent to the site and for rerouting of vehicular and pedestrian traffic.
4. The Developer shall provide temporary office accommodations.
5. The Developer shall erect a job identification sign, including lettering and rendering of building. Rendering shall be done with graphic arts exterior paints, in full color, from drawing furnished by Owner.

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## PART II - STRUCTURAL

### 1. EXCAVATION

- a) Excavation for footing, slabs, piers, foundation walls, etc.
- b) Embankment protection, including sheet piling, shoring, bracing and any other means necessary to prevent shifting, cave-in or washout.
- c) Dewatering of all excavated areas and site during entire period of construction operations.

### 2. DESCRIPTION OF STRUCTURAL SYSTEM

- a) All structural concrete, foundations, and slabs on grade shall use only natural aggregates (stone or gravel).
- b) Foundation walls shall be poured concrete.
- c) Typical office floors and suspended garage floor shall be reinforced concrete of waffle design or one-way joist construction.
- d) All columns shall be 3000 psi and 3750 psi reinforced concrete.
- e) Main roof slab shall be designed for heavy mechanical equipment loading.
- f) Wind bracing, if required shall be provided by concrete shear walls around service core or bents at each end of building, and at the joints between the grid slabs and columns.

### 3. DESCRIPTION OF STRUCTURAL SYSTEM - ALTERNATE

- a. Structural steel framing shall be considered as an acceptable alternate to reinforcing concrete framing if, in the opinion of the design engineer, such system will prove advantageous to the Owner.

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- b) Structural steel framing shall take maximum advantage of current technology to provide the most economical design.
- c) Where and if necessary, the structural engineer shall prepare and submit necessary appeals from the Boston Building Code to the Boston Board of Appeals.
- d) Structural steel framing system shall be fireproofed as and where required.

4. DESIGN CRITERIA

a) Live Loads:

Penthouse roof .....	30 psf
Typical office floor. ....	50 psf
plus partitions .....	20 psf
Lobbies and Stairways ....	100 psf
Garage Floors .....	100 psf
Truck Concourse & Loading	
areas .....	as required
Sidewalks .....	250 psf
Mechanical Areas .....	Actual wts. with 100
	psf min.

- b) Wind Pressure - Structure shall be designed for a minimum wind pressure of 10 psf for the first 40 feet, 15 psf between 40 and 80 feet, and 20 psf above 80 feet.
- c) The structural design shall be based on the ultimate strength theory as approved by the Boston Board of Appeals.
- d) All concrete shall be designed and detailed in accordance with the requirements of the Boston Building Code and applicable ACI publications.

5. CONCRETE MATERIALS

- a) Natural Aggregate, fine and coarse: ASTM C-33.
- b) Lightweight Aggregate for fill (where required): burnt shale or clay, conforming to ASTM C-330, and shall not exceed 112 lbs. per cu. ft.
- c) Cement: ASTM C-150, Type I and II; high early option during cold weather.

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- d) Reinforcing: ASTM A-432 & A-305, high strength, deformed type. Wire mesh ASTM A185.
- e) Admixtures: An air entraining agent for all concrete exposed to the weather. No other admixtures shall be used, except as may be approved by the Architect.

## 6. SUPERVISION

The use of the ultimate strength theory in the design of the concrete structure requires that expert inspection and supervision be provided on a continuous basis for optimum quality control.

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## PART III - ARCHITECTURAL

### 1. EXTERIOR ENFRAMEMENT

- a) First Floor, Mezzanine & Second Floor (Store rental spaces):  
Clear plate glass in metal frame, with store front materials and design conforming to set design standards to be developed.
- b) Typical Office Floors (3rd through 8th): Alternating panels of glass and masonry.
- (1) Masonry walls shall consist consist of a 9" brick and block cavity wall (4" brick and 4" block).
  - (2) Glazed panels shall consist of precast concrete frames surrounding solar bronze plate glass set in neoprene (sippered) gaskets.
  - (3) At each floor line there will be a continuous horizontal band of precast concrete.
  - (4) The entire south wall shall consist of a panelized painted stucco (cement plaster) finish on 8" masonry block.
- c) Penthouse: Precast concrete panels secured to masonry back up block. Metal louvered panels will be provided as required for air supply and exhaust.
- d) Materials:
- (1) Brick: Face brick, conforming to ASTM C210, type FBX, grade SW.
  - (2) Precast Concrete: Smooth concrete finish, 7200 psi minimum design mix for frames and 5000 psi minimum for panels.
  - (3) Glass: 1/4" polished plate, clear and solar bronze.
  - (4) Metal Frames: Formed of tubular aluminium members as manufactured by Kawneer or equal.

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## 2. ROOFING

- a) Tower Roof: 4" concrete slab over membrane waterproofing over foam glass insulation. This construction is required to accommodate a rubber tire window washing machine. If a rail guided machine is used, the roofing may be conventional built-up, gravel surfaced material over fiberboard rigid insulation.
- b) Penthouse Roof: Built-up gravel surfaced.

## 3. WATERPROOFING

- a) A membrane shall be provided under the entire mechanical equipment floor, under all toilet room floors, janitor's closet floors, arcades, breezeways, terraces, and under the floors of all other "wet" areas above excavated spaces.
- b) A satisfactory dampproofing and/or waterproofing shall be applied on the exterior of all foundation walls if ground water is encountered in excavated areas.

## 4. PARTITIONS

- a) Permanent Partitions in cores, mechanical spaces, shafts, and service areas shall be lightweight concrete block.
- b) Office Space Partitions will be provided under another contract.

## 5. STAIRS

- a) Typical Floor Core Stairs & Garage Floor Stairs: Steel strings, risers, railings, and steel pan treads and intermediate platforms with cement fill and abrasive nosings.
- b) Public Stairs (First, Mezz. & Second Floors): Precast concrete treads and risers on poured concrete or steel base.

## 6. DOORS AND FRAMES

- a) All doors and frames in Core areas and lower level service areas, shall be hollow metal, except where special treatment of a specific area will require wood, plastic laminate or other treatment.

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- b) In main public areas (including stores), doors shall be metal and glass in metal frames. Metal shall be extruded aluminum.
- c) Finish Hardware shall be first quality and shall include hinges, lock and latch sets, closers, holders, stops and protective plates.

7. MISCELLANEOUS ARCHITECTURAL METAL WORK shall include:

- a) Mailboxes
- b) Directory Board
- c) Railings
- d) Dedication Plaque
- e) Permanent project identification (name and/or number)
- f) Directional and identification signs
- g) Special convactor enclosures in public spaces.

8. WALL FINISHES

- a) Perimeter and core walls in office rental spaces shall be gypsum board on furring.
- b) Typical office floor lobby walls shall have vinyl wall covering on plaster or gypsum board.
- c) Toilet room walls shall be adhesive applied ceramic tile wainscot on smooth brown coat plaster, with hard white finish plaster above.
- d) Public spaces shall have finished walls of painted or vinyl covered plaster, gypsum board, marble and/or other treatment as indicated.
- e) Garage, mechanical equipment and service spaces shall be unpainted.
- f) Rental Stores: As per Tenant-Owner agreement.

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9. FLOOR FINISHES

a) Interior

- (1) Vinyl asbestos tile as building standard for office and store rental spaces; resilient base.
- (2) Ceramic Tile (vitreous body) in toilet rooms.
- (3) Polished terrazzo in lobby areas.
- (4) Exposed concrete in garage areas and mechanical equipment spaces.

b) Exterior (Breezeways and Arcades): Unpolished terrazzo or concrete with exposed aggregate finish.

10. CEILING SYSTEMS

- a) Typical Office Ceiling: Mineral acoustical tile, suspended system, exposed runner on short edge of tile, as per reflected ceiling plans; system shall be designed for accessibility.
- b) Arcade and Breezeway Ceilings: Suspended wire lath and cement plaster, painted.
- c)
- c) Store Rental Spaces: As per Owner-Tenant agreement.
- d) Lobbies: Suspended acoustical tile or acoustical plaster.
- e) Mechanical Equipment Spaces and Garage: Exposed structure, unpainted.

11. MISCELLANEOUS SPECIALTIES

- a) Sun Control Drapes for all glazed areas of office floors.
- b) Toilet Partitions: Flush metal, baked paint finish.
- c) Window Washing Machine, including rubber tired or rail mounted carriage, suspended scaffold platform, and all controls, devices and attachments required for the safe and efficient operation of the equipment.
- d) Signs: Directional and identification.
- e) Toilet Accessories such as toilet paper holders, towel dispensers and receptacles, soap dispensers, mirrors and shelves.

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## 12. CAULKING

All joints between various exterior materials shall be caulked as required to provide a fully weathertight structure. Caulking material shall be a two part polysulfide, or a one part silicone rubber as subsequently specified.

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